



**Planning, Development
and Transportation**
Transportation Planning
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

DATE: 04.18.2016
TO: ProTrak
FROM: Bill McDow
Transportation Planning

910 341-3258
910 341-7801 fax
www.wilmingtonnc.gov
Dial 711 TTY/Voice

■ **ELEMENT BARCLAY WEST APARTMENTS [TRC Plan Review]**

∞ Initial Review Note ∞

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

BASE INFORMATION:

- Revise all sheets to accurately illustrate the SRB plan conditions approved on and surrounding this parcel.
- Provide required site plan design elements such as North Arrow, Graphic Scale, and Numerical Scale on each plan sheet.
- When the sheet has multiple Views, such as sheet 4 of 10, provide North Arrows for each view. The direction of North shown in view of Chippenham Drive on the right (buildings 11, 12, & 13) and the direction of North shown in view of Element Drive (buildings 3, 7 and 14) appear to be rotated 180 degrees from each other.
- Please indicate whether the project has applied for any variances from the SRB.
- Provide site data table for this project.

TRAFFIC IMPACT:

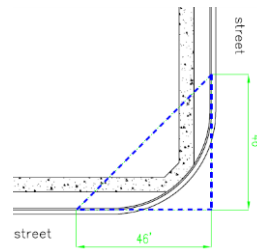
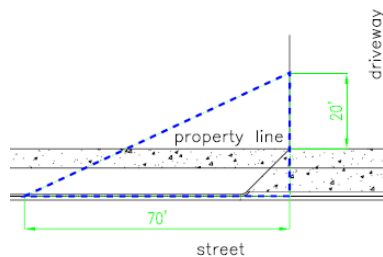
- ❖ A Traffic Impact Analysis (TIA) is under review for this development.
- ❖ The previously submitted designs for Gallery Park Apartments was designed for 402 apartments. This submittal does not have a site data table with the number of apartments, required and proposed parking, or the breakdown of 1 BR, 2 BR or 3 Br apartments proposed.
- ❖ If the number of apartments, proposed for this submission does not match the mix/ total submitted for the TIA, a revision to the TIA may be required.
- ❖ If the TIA has changed, please contact Amy Kimes, PE, Amy.Kimes@wilmingtonnc.gov, at (910) 473-5130, to discuss the TIA review process and begin the scoping discussion.

TECHNICAL STANDARDS – NEW ROADS:

1. The submitted plan set appears to be proposing new street names and profiles. Provide plans that include the SRB plans from 3-24-16, so these plans can be evaluated per the City's technical standards. [\[7-4 and 7-5 CofW Tech Stds\]](#)
2. Provide street names for all sheets, including Dusty Miller Lane on Sheet 2 & 3, Barclay Pointe Blvd on Sheet 3 and 6, and Gallery Park Blvd. and S. 17th Street on Sheet 5.
3. The Modification to Erosion & Sediment Control Sheets 1 and 2 do not match the approved (current design) Gallery Park Blvd design. The sheets are also missing street names.
4. Show centerline geometry of new streets.
5. Rotate the street name for Dusty Miller Lane on each plan sheet, to match the orientation and direction of the other street names.
6. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
7. Show the dimensions for the street corner radius. The minimum street corner radii is 35'. [\[7-5 CofW Tech Stds\]](#)

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

8. Show the wheel chair ramps on the driveways.
9. Show proposed crosswalks for this development.
10. Dimension driveway widths and tapers. [\[Sec.18-529 CofW LDC\]](#)
11. Provide shading for the sidewalk shown on the site and the public sidewalk and provide dimensions.
12. Provide sidewalk detail SD 3-10 on the plan.
13. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

14. Dimension parking stalls, radii and parking aisles. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
15. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
16. Provide bicycle parking in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

17. Please show location of handicap ramp(s) and signs and provide details on the plan.
18. Note the required and proposed number of handicapped spaces in the development data. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
19. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)

REVISIONS TO NOTES ON THE PLAN:

20. Please revise General notes #5 on sheet 1 (site plans and Erosion Plans) to reflect the following verbiage:

#5: It shall be the responsibility of the subdivider to erect official street name signs at all intersections associated with the subdivision in accordance with the Technical Standards and Specifications Manual. The subdivider may acquire and erect official

street name signs or may choose to contract with the city to install the street signs and the subdivider shall pay the cost of such installation. Contact Traffic Engineering at 341-7888 to discuss installation of traffic and street name signs. Proposed street names must be approved prior to installation of street name signs.

GENERAL NOTES TO ADD TO THE PLAN:

- A. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)

MISCELLANEOUS:

- ❖ Contact Alina Dorofeeva at 341-7888, Alina.dorofeeva@wilmingtonnc.gov to discuss street lighting options.
- ❖ Provide a graphic scale.
- ❖ We will reserve comments on the parking lot, driveway geometry and other technical issues until a full construction drawing is submitted.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.